

To see if the Town will vote to amend the Natick Zoning Bylaw and Zoning map to create a new zoning district (in the area of East Central Street/Union Street/Grant Street), which will serve as a transition between the Downtown Mixed-use (DM) Zoning District and the surrounding zoning districts, and by amending all other applicable sections of the Natick Zoning Bylaw and Zoning Map as necessary to establish such district; or otherwise, act thereon.

Amendments shown with ~~struck through~~ text are to be removed, such ~~struck through~~ will be removed prior to publication in the Zoning Bylaws upon approval.

MOTION A – Establish a New Zoning District

Move that the Town vote to amend Section II-A, Section III, and Section VI-DD as follows:

Move to add new § III-EE Center Gateway, as follows:

Section III-EE Center Gateway (CG)

1. Purpose and Intent

To accommodate a variety of residential and non-residential uses, the CG district encourages a variety of building types while promoting redevelopment with a strong multi-modal streetscape and a physical form and design character that signals a transition to and from surrounding districts in relation to the Downtown Mixed Use (DM) district.

2. Use Regulations for CG Districts

- a. Projects within the CG district may include two or more uses as identified in the CG District in § III-A.2. Use Regulation Schedule.
- b. Residential Mixed-use Development and mixed-use developments shall require a special permit.
- c. All projects within the CG district shall be subject to Site Plan Review under § VI-DD of this Bylaw.
- d. Projects with four or more new residential units shall comply with §V-J.
- e. Projects within the CG district may have more than one building per lot.
- f. Projects with frontage on East Central Street and/or Union Street shall provide a minimum of 50 percent of the first floor for non-residential uses.

3. Design Review Board (DRB)

The Design Review Board, established under Section III-E.4 of this Bylaw, shall in addition to and consistent with its authority and specific powers set forth in Section III-E.4.C provide a written recommendation to the Planning Board relative to the design of the project, in accordance with Section III-E.4.D.1-6

4. Review Standards and Procedures

The Planning Board may adopt, and from time to time revise and amend, design standards and guidelines that will be applicable to all projects within the CG district. Such standards and guidelines shall be consistent with and promote the Purpose and Intent of the CG district.

5. Compliance

Projects within the CG shall comply with this Section III.EE. Wherever a conflict exists between two sections, this Section III.EE shall prevail.

Move to amend the Natick Zoning Bylaw § II (Use Districts) A.1 (Types of Districts) to insert after “Indoor Recreational Overlay District (IROD)” a new line

Center Gateway CG

Move to amend the Natick Zoning Bylaw § VI-DD (Special Permit Procedures and Site Plan Review) 2.A.a.1 (Special Permits) by adding after Downtown Mixed Use (DMU) a new line

Center Gateway (CG)

Move to amend the Natick Zoning Bylaw § VI-DD.2.B.a) (Site Plan Review Applicability and SPGA Designation) by adding after Downtown Mixed Use (DMU) a new line

Center Gateway (CG)

MOTION B – Establish Definitions and Uses; Dimensional and Density Regulations; and Parking and Signage Regulations

Move that the Town vote to amend Section 200 (Definitions), Section III-A (Use Regulations), Section IV-B (Intensity Regulations by Zoning District), and Section V-H (Signs and Advertising Devices) of the Natick Zoning Bylaws, as follows:

Amend Section 200 – Definitions by inserting immediately after the definition for Minor Alteration:

Mixed-use Development, Residential: See RESIDENTIAL MIXED-USE DEVELOPMENT.

And, immediately after the definition for Renewable Energy Research and Development Facilities:

Residential Mixed-use Development: development containing a mix of residential uses and non-residential uses, including, without limitation, commercial, institutional, industrial, or other uses

Amend the Natick Zoning Bylaw § IV-B Intensity Regulations by Zoning District to insert immediately below the row for DM two new rows: one for CG (Residential Mixed-use Development; mixed-use development; single-use non-residential) and one for CG (single-use residential projects), and insert the associated footnote “cc”.

District Designation	Area	Cont. Frontage	Depth	Front	Side	Rear	Maximum % Building coverage (including Accessory Building)	Maximum Height of Building (c)*	Open Space Requirement per lot
CG (Residential Mixed-use Development; mixed-use development; single-use non-residential)	10,000	80 (cc)	80	12	12	15		38	10%
CG (single-use residential)	7,000	70 (cc)	80	20	12	15		32	20%

(cc) Corner lot frontage: When a lot is bounded by more than one street, one of them, but only one, must be designated as the frontage street, provided the street meets the requirements for minimum lot frontage described in this Bylaw, with the following exception: in the case of a lot bounded by two streets forming an interior angle of more than 135°, their combined frontage may be used to satisfy the lot frontage requirement.

Amend the Natick Zoning Bylaw §V-D(3)b) Off-Street Parking and Loading Requirements For Multi-Family Dwellings to amend the sentence that begins “In a DM district...” by replacing the phrase “a DM district” with

CG and DM districts

so that the section reads as shown below.

b) For Multi-Family Dwellings - One (1) space for one (1) bedroom or studio units, one and one-half (1 1/2) spaces for two (2) bedroom units, and two (2) spaces for units having three (3) or more bedrooms. All required spaces are to be provided within a distance not to exceed three hundred (300) feet from the building in which the specific family unit served is located. In a PCD District, parking lots shall not exceed 125 spaces in any one lot, and lots shall be at all points at least twenty-five (25) feet apart. For an AP Cluster Development, the parking requirements shall be one (1) space for a studio unit, and two (2) spaces for one or more bedrooms. In **CG and DM districts** there shall be one (1) space for a studio apartment, one (1) bedroom unit, or two (2) bedroom unit; and two (2) spaces for units having three (3) or more bedrooms. (Art. 45 S.T.M. April 7, 1987) (Art. 6, Fall T.M.*

10/20/20) Note: Any housing which is specifically designed and constructed to meet the needs of the elderly may reduce the parking requirements for all such units by one-half.

Amend the Natick Zoning Bylaw §V-H. (Signs and Advertising Devices) as follows:

- a. In the title for §V-H.D.2 Downtown Mixed Use District (DM), after “Downtown Mixed Use District (DM)” insert the phrase

Center Gateway District (CG)

So that the title to read as follows

2. Downtown Mixed Use District (DM) and Center Gateway District (CG)

- b. In §V-H.D.2(a) (Accessory Signs), after Downtown Mixed Use District (DM) delete the word “area” and insert at that point the phrase

- i. and the Center Gateway District (CG)

so that the line now reads

In Downtown Mixed Use District (DM) and the Center Gateway District (CG), accessory signs that comply with the provisions hereinafter set forth are permitted.

Amend the Natick Zoning Bylaw § VI-DD.2.B.d) (Site Plan Review Applicability and SPGA Designation) by inserting after AP (Administrative & Professional) District the phrase

and Center Gateway District (CG)

so that it now reads

d) All uses, other than Use No. 1, which are permitted or allowed under the Use Regulation Schedule in the AP (Administrative & Professional) District and Center Gateway District (CG) shall be subject to the Site Plan Review procedures described herein, with the Planning Board acting as the SPGA for all such review procedures.

Amend the Natick Zoning Bylaw § III-A.2 (Use Regulations Schedule) to add a new column titled CG, and designate uses with Permitted (P), Excluded or Prohibited (O), and Special Permit (A) as follows:

<i>(Category details below are as they appear in the current Use Regulation Schedule)</i>		CG
RESIDENTIAL USE		
1	One-family detached dwelling	O
1A	Family Suite	O
2	One-family detached dwelling for personnel required for the safe operation of a permitted use to reside on the premises thereof.	O
3	Two-family or semi-detached dwelling	A
4	Multiple family building types for not less than three (3) dwelling units in any one building, such as: apartment houses and/or town houses, subject to and compliant with the provisions of Section V-J.	P

5	Alteration and conversion of a one-family house existing at the time of the adoption of this by-law, to accommodate two families if located on a lot having an area at least twenty-five percent greater than required for a one-family house.	O
6	Tourist Home	A
7	Hotel and Motel	A
8	Renting of one or two rooms and the furnishing of board by a resident family to not more than three non-transient persons.	O
9	Private garage or outdoor vehicle storage in connection with a dwelling for not more than three motor vehicles which shall not include more than one commercial vehicle two and one-half tons gross weight or more than one vehicle owned by a non-resident of the premises except in the case of a farm operated on a full-time basis by a resident thereon.	O
RECREATIONAL USE		
10	Country club, including golf, by natural light only, riding, tennis and boat houses.	O
10A	Country club, including golf, by natural light only, riding, tennis and boat houses and community centers for exclusive use of the residents of the particular district in which it is located.	O
11	Lodge building or other non-profit social or civic use, but not including any use of the principal activity of which is one customarily conducted as a business.	P
12	Indoor amusement or recreation place or place of assembly provided that the building is so insulated and maintained as to confine noise to the premises and is located not less than one hundred feet from a residential district.	A
13	Commercial outdoor amusement or recreation use, but not including outdoor movie theater.	A
14	Outdoor movie theater (<i>DELETED</i>)	
15	Farm for the raising, keeping and sale of cattle, horses, sheep, goats and for the growing and sale of all agricultural products including fruits, vegetables, hay and grain, all dairy produce, and eggs.	O
16	Premises for the raising of swine, poultry, fowl, and fur-bearing animals.	O
17	A stall or stand for selling farm or garden products a major portion of which is raised or produced on the premises by the owner or lessee thereof.	O
BUSINESS USES		
18	Greenhouse, nursery and truck garden.	O
19	Customary home occupation within the principal building conducted by a resident of the premises (or by owners of the premises where such premises abut Route 135 (Central Street) and are within the Central Fire District) provided that not more than one other person is regularly employed therein in connection with such use; that not more than twenty-five per cent of the total floor area not to exceed four hundred square feet is regularly devoted to such use; that there is no exterior storage of materials or equipment; and that no display of products is visible from the street.	A
20	Building accessory to a dwelling or premises to be used as an office or workroom for the conduct of a professional office or studio or customary home occupation by a resident thereon provided that the same conditions shall apply as hereinbefore set forth for such use in a dwelling	A
21	Dumps and use of land for the disposal of refuse by the sanitary-fill method provided the same is also approved by the Board of Health and vote of the Town.	O
22	Retail stores.	P
22A	Adult Uses ¹	O
22B	Body Art Establishments * See Note 2	O
23	Salesroom for motor vehicles, trailers, boats, farm implements, or machinery, with no repair services excluding used-car lots.	O
23A	Limited salesroom for motor vehicles	O
24	Salesroom for motor vehicles, trailers, boats, farm implements, or machinery, with repair services and storage including used-car lots.	O
25	Wholesale or retail office or showroom with inside storage of goods for sale on premises only.	P

26	For an office, studio or workroom connected and strictly accessory to the residence of the occupant, and in which no activity inappropriate to the district shall be carried on.	A
27	Business or professional office or agency, bank or other financial institution	P
27A	Administrative offices, clerical offices, statistical offices and establishments for research and development.	P
28	Craft, consumer, professional or commercial service establishments dealing directly with the general public.	P
29	Undertaking establishment or funeral home.	O
30	Repair garage for motor vehicles.	O
31	Commercial parking lot or parking garage, filling or service station.*	O
31A	A facility exclusively for, or whose principal activity is, the changing of oil and related lubrication services on motor vehicles. *	O
31B	Carwash**	O
32	Auto body, soldering, or welding shop.	O
33	Animal or veterinary hospital providing it is located 200 ft. from nearest residential dwelling.	P
34	Printing or publishing establishment provided that not more than 5000 SF are used for work and storage	P
	a. over 5,000 sq. ft.	O
35	Off-street parking as hereinafter permitted.	P
36	Restaurant, tea rooms, lunchrooms or other places serving beverages inside a building.	P
37	Cafeteria or restaurant for sole purpose of personnel employed on premises of permitted use.	P
38	Restaurant or other places serving food or permitted beverages and providing live or mechanical entertainment or serving customers outside of buildings.	A
38A	The serving of food and/or permitted beverages, with or w/o accompanying entertainment, on the premises of a hotel, including without limitation, all restaurants, cocktail lounges, room service facilities, meeting and function rooms on said premises.	A
38B	Specialty craft fabrication, where all noise, smoke, dust, odor, vibration or similar objectionable features generated are minimized and confined to the premises.	A
INDUSTRIAL USES		
38C	Creative Production, where all noise, smoke, dust, odor, vibration or similar objectionable features generated are minimized and confined to the premises.	A
39	Light manufacturing uses (including renewable or alternative energy light manufacturing uses) when the processes involved entail only fabrication, assembly, finishing work, packaging, or commercial food production, conducted in such a manner that noise, smoke, dust, odor, vibration or similar objectionable features are confined to the premises.	A
39A	Ancillary Outlet**	A
40	General industrial uses including manufacturing, renewable or alternative energy manufacturing, processing, or other industrial operations that will not be offensive to adjoining districts in respect to obnoxious noise, smoke, dust, odor, waste disposal, vibration or similar objectionable features.	O
40A	Renewable or alternative energy research and development facilities	O
41	Warehouses (excluding retail warehouses), for storage of any personal property with no sales taking place on the premises; and open storage yards of lumber, stone, brick, gravel, cement, and contractor's equipment, or other bulky merchandise, which may be sold on the premises.	O
42	Junk Yards (Enclosed by a 10' high fence or other closed screen acceptable to Building Inspector.	O
TRANSPORTATION USES		
43	Private landing area to be used solely for the landing, taking off, and storage of privately owned airplanes and/or helicopter.	O
44	Motor freight or other transportation terminals; yards for the servicing of trucks and trailers.	O
INSTITUTIONAL USES		
45	Municipal facility and building for public uses and purposes, including a Town-owned dump.	A
46	Public service and public utility structure including telephone exchange.	A

46A	Wireless Communications Facility, including only a BMWCF, an AWCF, and co-locating a WCF on an existing free standing monopole or lattice tower.◊	A
46B	Wireless Communications Facility, including only a free standing monopole.◊	A
46C	Indoor Wireless Communications Facility (IWCF).◊	P
46D	Facilities for housing telecommunications equipment, such as sites where network systems can be interconnected to the fiber optic highband cable network, or to such network as it may be modified hereafter. **	O
47	Church, rectory, convent, parish house, and other religious institutions. ‡	P
48	Schools: public, religious sectarian, or private. ‡	P
49	Licensed nursery school or other use for the day care of children, but not including day or summer private camps operated for profit.* ‡	P
50	Sanitarium, or nursing, or rest home.	A
50A	Health Care facility, including a hospital, diagnostic and health care professional offices.	
	i. under 2500 sq. ft.	P
	ii. over 2500 sq. ft.	P
50B	Assisted Living Residence	A
51	Cemetery	O
52	Library or museum	P
OTHER USES		
53	Commercial Boarding or Training Dog Kennel	O
53A	Commercial Breeder	O
53B	Home Occupation/Customary Home Occupation Dog Kennel	O
53C	Personal Dog Kennel	O
54	Signs as hereinafter permitted	P
55	Other accessory uses normally incidental to a permitted use	A

MOTION C – Add Land to the Center Gateway District

Move that the Town vote to amend the Town of Natick Zoning Map, in accordance with Section III-B (Location of Districts: Zones) of the Natick Zoning Bylaws as follows:

by changing the zoning of the following parcels from Residential General District (RG) to Center Gateway District (CG):

44-0000244, 44-0000243, 44-0000242, 44-0000241, 44-0000219, 44-0000220A, 44-0000220B, 44-0000220C, 44-0000240, and 44-0000239

And by changing the zoning for the following parcels from Administrative Professional (AP) to Center Gateway District (CG):

44-0000266, 44-0000267, 44-0000268, 44-0000269, 44-0000270

And to amend the Natick Zoning Map so that the respective frontage to the centerline of the roadway shall be further rezoned as Center Gateway (CG) Zoning District.